

simon**BRIEN**  
RESIDENTIAL

10 The Courtyard,  
The Mill Village, Comber, BT23 5GR



Offers Around £177,500

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- A high specification ground floor apartment
- Located within the prestigious Mill Village, a converted Victorian Linen Mill
- Positioned a short stroll from the busy Comber town centre, with pedestrian access
- Large open plan lounge, dining and kitchen area with feature exposed brick, barrelled, ceilings
- Modern fitted high specification kitchen with excellent range of units with 'Miele' and 'Bosch' integrated appliances
- Feature floor to ceiling double glazed windows
- Two double bedrooms, bed 1 with ceiling speakers
- Two luxury ensuites, both in modern white 'Villeroy and Boch' suites
- Additional separate cloakroom in modern white suite
- Beam vacuum, and heat recovery systems
- Multi room entertainment system
- Mains gas central heating system, boiler replaced c.2017
- Fabulous 'residents only' leisure facilities including heated swimming pool, gym, sauna, and jacuzzi
- Allocated car parking space plus additional visitor parking available
- No onward chain

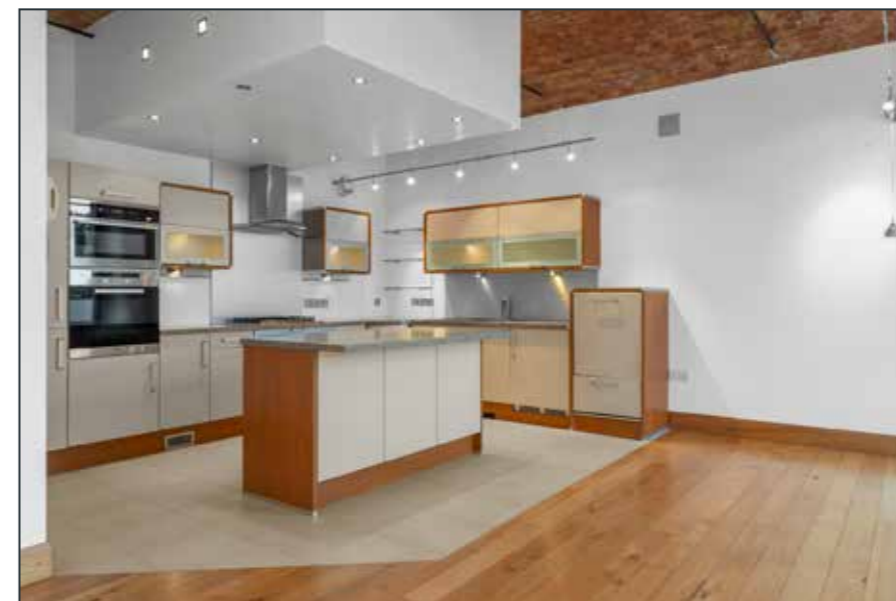
## SUMMARY

This landmark development which was originally a large scale Victorian linen mill for circa 135 years, was sympathetically restored, enhanced, and beautifully converted into a range of likeminded luxury homes.

No. 10 The Courtyard is positioned within the main building at the front of the development, and is accessed via a stunning glass foyer area, which further leads you along the ground floor hallway. This spacious ground floor apartment has been finished and decorated to a high specification, coupled with the overall feel of quality from the exceptional high level of construction, architecture and modern hi-tech additions such as entertainment ready reception areas & bedrooms with integrated ceiling speakers, sound proofing and Beam central vacuum system which all together create a very enjoyable environment in which in live and relax.

The residents' only leisure suite, located on the ground floor of the neighbouring Linen House building, holds a large heated swimming pool, gymnasium, sauna, and Jacuzzi, providing a fabulous amenity to avail of at your own convenience any time during the day. The Mill Village is easily accessible to the busy Comber town centre, which has a great cafe culture along with independent shops, schooling, bistros, pubs, and grocery outlets. Commuting to Belfast, Ballyhackamore, City Airport, Saintfield and Hillsborough are all very palatable also.

To arrange your on own private viewing appointment, please contact our Newtownards branch on 02891 800700 at your earliest convenience.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### COMMUNAL AREA:

Glazed doors to communal area. Ceramic tiled floor. Solid oak front door with glass block side lights.

#### ENTRANCE HALL:

Polished oak floor, wall tiling, recessed spotlighting, concealed linen cupboard, high efficiency water cylinder.

#### CLOAKROOM:

Modern white suite comprising: Wall mounted wash hand basin with mixer tap, push button WC (concealed cistern), polished oak floor.

#### OPEN PLAN LUXURY KITCHEN/ DINING/LOUNGE:

**26' 3" x 21' 6" (8m x 6.55m)**

1.5 tub single drainer stainless steel sink unit with mixer tap and food waste disposal, excellent range of high and low level cream units, Formica roll edge work surfaces, 5 ring Miele gas hob unit, Miele built in oven and Miele microwave, integrated Miele dishwasher, integrated Miele fridge freezer, separate under counter Miele freezer, stainless steel extractor hood, island, display cabinets, concealed lighting, 5 amp lighting circuit, feature brick barrel ceiling, floor to ceiling windows, double glazed French doors to balcony, wall mounted modern electric fire, polished oak floor, TV and telephone points, integrated surround sound wall speakers.



**BEDROOM (1):**  
15' 1" x 11' 3" (4.6m x 3.43m)

Recessed spotlighting, ceiling speakers, range of mirror fronted Sliderobes, floor to ceiling windows.

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**LUXURY ENSUITE:**

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, glass panel floating vanity unit, glass top, wash hand basin with mixer tap, panelled bath with mixer tap, push button WC, pedestal wash hand basin (concealed cistern), wall tiling, ceramic tiled floor, shaver point, ceiling speakers, recessed spotlighting, chrome towel radiator, underfloor heating.



**BEDROOM (2):**  
13' 3" x 9' 1" (4.04m x 2.77m) (at widest points)

Recessed spotlighting, floor to ceiling window.

**DELUXE ENSUITE:**

Modern white suite comprising: Separate fully tiled shower cubicle, thermostatically controlled shower, floating vanity unit, wash hand basin with mixer tap, push button WC (concealed cistern) wall tiling, shaver point, recessed spotlighting.



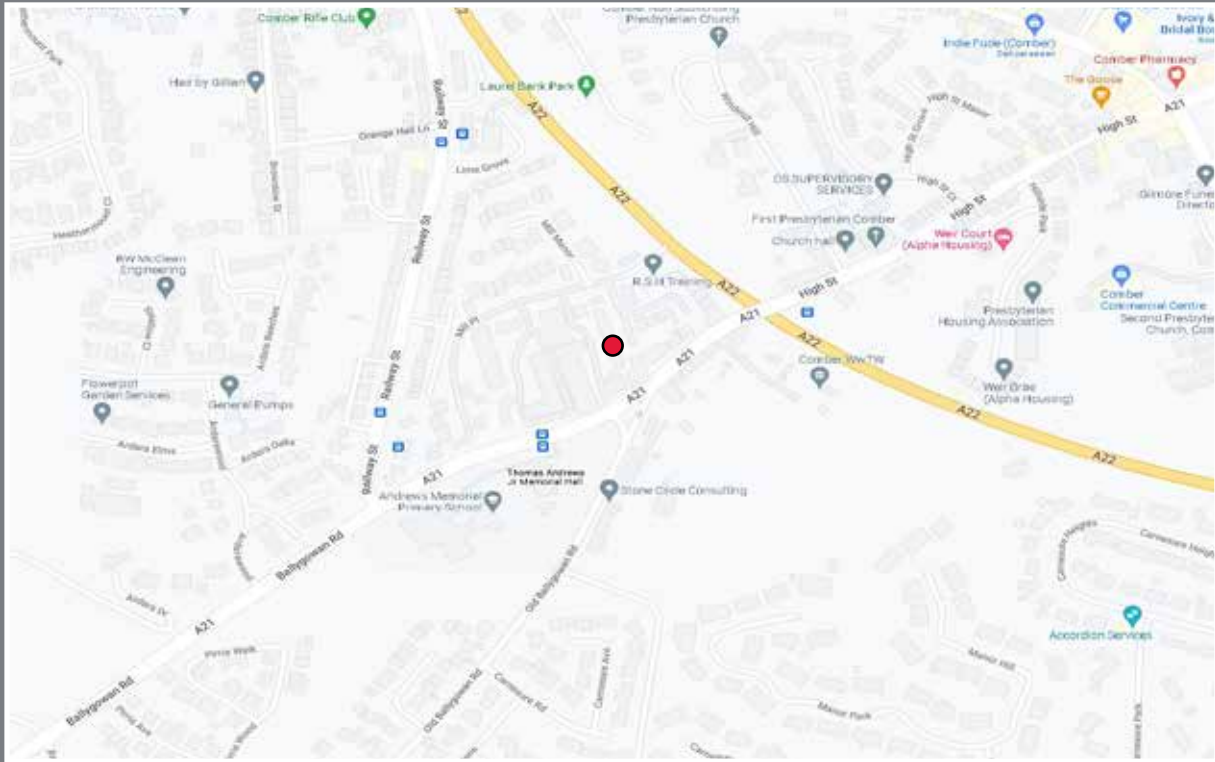
**ADDITIONAL INFORMATION**

Current Management Company Fee: £1775 PA including: Maintenance to Leisure suite - swimming pool, jacuzzi, dry sauna and gym facilities, Buildings Insurance, General building maintenance, External ground and pond maintenance, Lift facilities, Lighting, heating and cleaning of common areas, Part time building supervisor.



Plan For Illustrative Purposes Only

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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